

DEFAULT O/E JAD

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In Re:

THOMAS MANOS, and JORDAN MANOS,

Debtors,

THOMAS MANOS and JORDAN MANOS,

Movants,

vs

BANK OF AMERICA, N.A., CAPITAL ONE BANK (USA), N.A., CITIZENS BANK N.A.,
COUNTY OF ALLEGHENY, DISCOVER BANK, DUQUESNE LIGHT COMPANY,
INTERNAL REVENUE SERVICE, KEY BANK, N.A., MIDLAND CREDIT MANAGEMENT,
INC., MUNICIPALITY OF PENN HILLS, PENN HILLS SCHOOL DISTRICT,
PENNSYLVANIA DEPARTMENT OF REVENUE, PEOPLES NATURAL GAS COMPANY,
LLC., PNC BANK, N.A., PORTFOLIO RECOVERY ASSOCIATES, LLC., VERIZON,
WELLS FARGO BANK, N.A. TRUSTEE, WILKINSBURG-PENN JOINT WATER
AUTHORITY, GINA MECORELLI-DIAZ and RONDA J. WINNECOUR, TRUSTEE,

Respondents

: Chapter 13

: Case No. **20-20039-JAD**

: Doc. No. _____

: Hearing Date: 9/15/2021 at
10:00 a.m.

: Related to Doc. #144

ORDER OF COURT

AND NOW, this 9th day of September, **2021**, upon consideration
of the *Application to Employ Realtor*, it is **hereby ORDERED, ADJUDGED and DECREED** as follows:

1. The above referenced Application is hereby approved as of the date of the filing of this motion.
2. GINA MECORELLI-DIAZ of RE/MAX SELECT REALTY is hereby appointed as **Realtor** for the Debtors in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the Application for the purpose of acting as the Debtor's agent in connection with the sale of real estate located at 230 Lansdowne Drive, Verona, PA 15147, Lot and Block No. 447-E-308. A realtor commission in the amount of **6%** on the sale price, plus a \$535.00 RE/MAX transaction fee, is tentatively approved, subject to final court order.
3. Professional persons or entitles performing services in the above case are advised that approval of fees for professional services will be based on other factors as well including results accomplished, the time and labor reasonably required by the applicant to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.
4. Approval of any application for appointment of a professional in which certain fees are requested for various identified professionals is not an agreement by the Court to allow such fees in the requested amount. Final compensation, awarded only after notice and hearing, may be more or less than the requested amount based on application of the above criteria.
5. *Applicant shall serve the written Order on all interested parties and file a certificate of service.*

Jeffery A. Deller
United States Bankruptcy Judge

sjk

Case administrator to mail to:

Trustee
Debtor
Counsel
Realtor/Broker
Office of the U.S. Trustee

FILED
9/9/21 9:55 am
CLERK
U.S. BANKRUPTCY
COURT - WDPA

In re:
Thomas Manos
Jordan Manos
Debtors

Case No. 20-20039-JAD
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-2
Date Rcvd: Sep 09, 2021

User: aala
Form ID: pdf900

Page 1 of 2
Total Noticed: 3

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 11, 2021:

Recip ID	Recipient Name and Address
db/jdb	+ Thomas Manos, Jordan Manos, 4733 Verona Road, Verona, PA 15147-1849
tr	+ Ronda J. Winnecour, Suite 3250, USX Tower, 600 Grant Street, Pittsburgh, PA 15219-2702
r	+ Gina Mecomelli-Diaz, RE./MAX SELECT REALTY, 1187 Thorn Run Ext., Suite 400, Moon Township, PA 15108-3349

TOTAL: 3

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 11, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 9, 2021 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor PNC Mortgage A Division of PNC Bank, National Association bnicholas@kmlawgroup.com
Brian M. Kile	on behalf of Creditor Key Bank N.A. bkile@grenenbirsic.com, mducec@grenenbirsic.com, lstanger@grenenbirsic.com
Jeffrey R. Hunt	on behalf of Creditor County of Allegheny jhunt@grblaw.com cnoroski@grblaw.com
Jennifer L. Cerce	on behalf of Creditor Penn Hills School District and Municipality of Penn Hills jlc@mbm-law.net
Keri P. Ebeck	

District/off: 0315-2

User: aala

Page 2 of 2

Date Rcvd: Sep 09, 2021

Form ID: pdf900

Total Noticed: 3

on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com jbluemle@bernsteinlaw.com

Keri P. Ebeck

on behalf of Creditor Specialized Loan Servicing LLC as Servicing Agent for Wells Fargo Bank, N.A., as Trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-5 kebeck@bernsteinlaw.com, jbluemle@bernsteinlaw.com

Keri P. Ebeck

on behalf of Creditor SPECIALIZED LOAN SERVICING LLC AS SERVICER FOR WELLS FARGO BANK, N.A., AS TRUSTEE FOR BANC OF AMERICA FUNDING CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-5 kebeck@bernsteinlaw.com, jbluemle@bernsteinlaw.com

Michael S. Geisler

on behalf of Joint Debtor Jordan Manos m.s.geisler@att.net msgeis@yahoo.com;michaelgeisler13@gmail.com;r52973@notify.bestcase.com

Michael S. Geisler

on behalf of Debtor Thomas Manos m.s.geisler@att.net msgeis@yahoo.com;michaelgeisler13@gmail.com;r52973@notify.bestcase.com

Office of the United States Trustee

ustpreion03.pi.ecf@usdoj.gov

Ronda J. Winnecour

cmecf@chapter13trusteewdpa.com

S. James Wallace

on behalf of Creditor Peoples Natural Gas Company LLC ecfpeoples@grblaw.com PNGbankruptcy@peoples-gas.com

TOTAL: 12